

PRIMROSE HILL FARM

Little Broughton, Stokesley



PRIMROSE HILL FARM

Outstanding offering comprising a modernised farmhouse standing in 3.6 acres

*Stokesley 2 miles • Middlesbrough and Yarm 10 miles
Northallerton 17 miles • Darlington 22 miles
Durham Tees Valley Airport 16 miles • Newcastle 50 miles*

Hall • cloakroom/wc • 4 reception rooms • kitchen/ breakfast room • utility room

5 bedrooms • dressing room • 3 bathrooms (1 en suite • 1 Jack & Jill) • study

Annexe – bedroom • 2 rooms • bathroom

Double integral garage

Gardens • field • parking area • 2 drives

In all 3.6 acres

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

Priestley House, 36 Bootham
York, YO30 7BL
sales@blenkinandco.com
01904 671672

blenkinandco.com

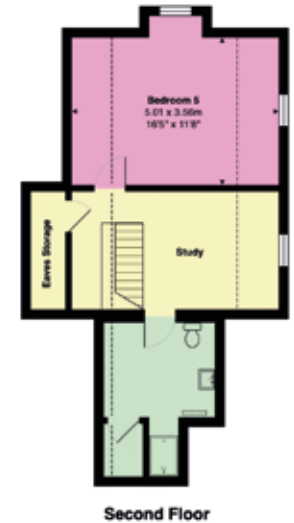
Primrose Hill Farm, Little Broughton, Stokesley, TS9 5JR

Approximate Gross Internal Floor Area

House: 3,692 SQ FT / 343.1 SQ M
 Annexe: 790 SQ FT / 73.4 SQ M
 Garage: 601 SQ FT / 55.8 SQ M
 Total: 5,083 SQ FT / 472 SQ M

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



City

Country

Coast



This handsome former farmhouse, with origins in the seventeenth century, was largely rebuilt in 2010 to create a substantial and beautifully presented home bordering open countryside. Set at the end of a long private drive, the property enjoys considerable privacy within its gardens and grounds and enjoys panoramic views towards Roseberry Topping on the North York Moors.

Approached via a sweeping driveway, the property benefits from extensive parking, an integral double garage, an attached granary annexe, wraparound gardens, a grazing field and an area of woodland. This hugely versatile rural property is offered for sale for the first time in forty years.

- Detached 3-storey former farmhouse
- Approximately 4500 sq ft of living accommodation
- Spacious and practical family home with excellent storage
- Set within 3.6 acres
- Privately situated
- Panoramic views including iconic Roseberry Topping
- Large parking area and integral double garage
- Rural location with excellent connectivity



Tenure: Freehold

EPC Rating: C

Council Tax Band: G

Services & Systems: Mains electricity and water. Oil central heating with 2 boilers. Underfloor heating only in kitchen. Private drainage.

Fixtures & Fittings: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs.

Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Local Authority:

North Yorkshire Council
www.northyorks.gov.uk

Money Laundering

Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.





The house is distinguished by attractive sandstone and brick banding, tall windows and a steeply pitched pantile roof with gable-end chimneys. Its elevated position affords far-reaching views towards Roseberry Topping and Captain Cook's Monument high on Easby Moor, part of the Cleveland Hills that form the northwestern edge of the North York Moors National Park.

The interior has been thoughtfully updated in recent years, with careful attention to building in character while introducing high-quality finishes throughout. There remains scope for further enhancement or extension, subject to the necessary consents. The annexe above the garage, with its own external access via traditional granary steps as well as internal connectivity, offers excellent flexibility for guests, extended family or potential income use.

The kitchen/breakfast room enjoys an abundance of west-facing natural light and is fitted with granite worktops, integrated appliances and a Rangemaster cooker. An adjacent utility room provides direct access to the integral garage. Characterful reclaimed ceiling beams feature in the principal rooms, notably in the dual-aspect dining room, which includes a bay window overlooking the moorland hills and French doors opening onto the south-facing terrace.

The principal sitting room occupies the south-west corner of the house, extending to nearly 30 ft, and features a wood-burning stove, large windows, and French doors leading out to the terrace with views over the gardens, field, and countryside beyond. A separate snug, centred around a substantial wood-burning stove, enjoys a striking picture window framing view of Roseberry Topping.



At the heart of the home is a dramatic galleried living room with a split staircase and distinctive bullnose step rising to the first floor. The upper floors provide highly adaptable accommodation, currently arranged as five bedrooms, three bathrooms with contemporary Duravit fittings and a fully fitted dressing room. The second floor offers a vaulted bedroom with dormer window, a galleried study area, and an unused shower room - ideal as a self-contained space for an older child or guest suite.

The first-floor granary annexe, located in the northern wing, comprises a bedroom, bathroom, two large vaulted rooms, one with plumbing and electrics in place for a kitchen.



Outside

The approach is via a long, privately owned drive bordered by woodland, passing three renovated farm buildings before reaching the sweeping driveway that leads to the rear of the house. The extensive tarmacadam parking area, accessed via two separate drives, provides ample space for multiple vehicles and offers potential for further development, such as an additional garage block (subject to consent).

The gardens wrap around the house and adjoin open countryside. A flagged terrace extends along three sides, perfectly positioned to take in the surrounding views. The grounds include raised planters, sweeping lawns divided by hedging, and a variety of mature trees, including a notable sycamore. There is also an apple orchard, a grazing field to the south, and a belt of woodland along the western boundary.



Environs

Primrose Hill Farm enjoys a peaceful rural setting while remaining highly accessible. The A19 and A1(M) are within easy reach, providing convenient connections to York and Newcastle. Nearby Northallerton and Darlington offer East Coast Mainline rail services with fast links to London King's Cross, while the railway station at Great Ayton lies on the Esk Valley line between Whitby and Newcastle via Middlesbrough. Neighbouring Great Ayton with its village green offers a wide range of amenities including stores, a post office, a variety of cafes, dining pubs and schools. For independent education, Red House School, Yarm School and Queen Mary's School are all very accessible.

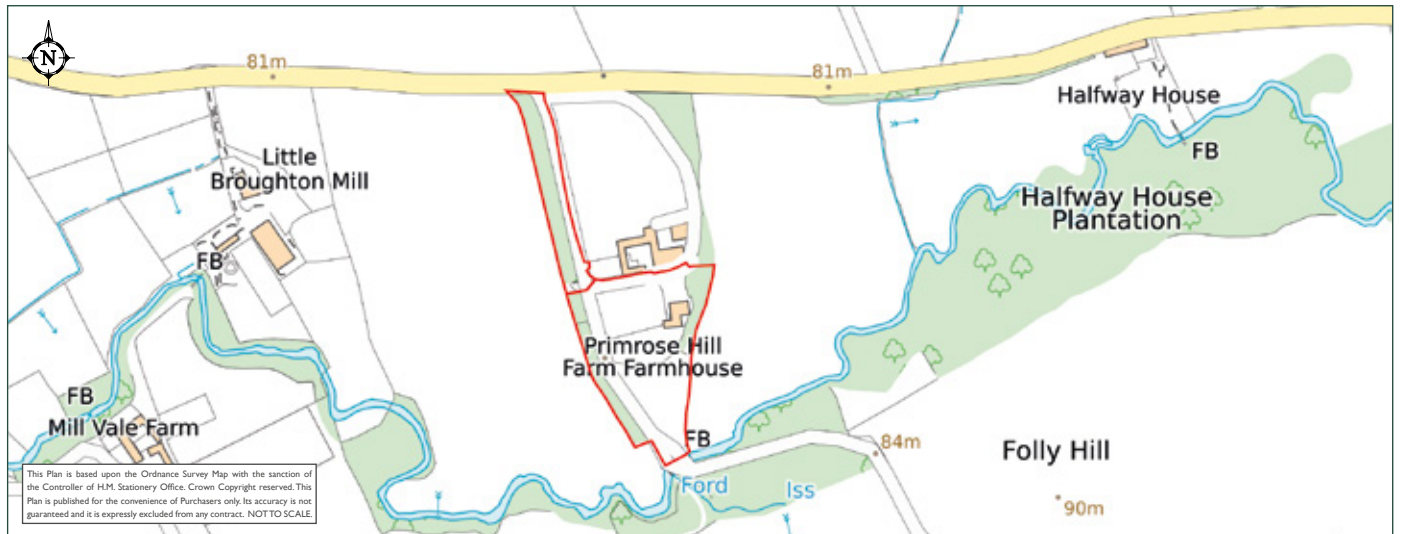
Directions

The long drive to Primrose Hill Farm lies some two miles west of Stokesley. From the A173 take the road to Easby and the drive can be found 0.8 miles down on the right hand side, as indicated by a property sign.

What3words: ///poppy.pedicure.mows

Viewing

Strictly by appointment.



Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, property spec and video highlights:** April 2026. Brochure by wordperfectprint.com

Blenkin
& Co

ESTABLISHED 1992



OnTheMarket

rightmove

PRS Property Redress Scheme